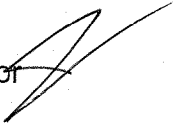


CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and
Members of the City Council

Honorable Chair and Members of the
Community Improvement Commission

From: John A. Russo
City Manager/Executive Director 

Date: September 20, 2011

Re: Adopt a Resolution of the Community Improvement Commission of the City
of Alameda Adopting a Residential Antidisplacement and Relocation
Assistance Plan for the Proposed Islander Project

Adopt a Resolution of the City Council of the City of Alameda Approving a
Residential Antidisplacement and Relocation Assistance Plan for the
Proposed Islander Project

BACKGROUND

On March 2, 2011, the Housing Authority Board of Commissioners (BOC) and Community Improvement Commission of the City of Alameda (CIC) approved an Owner Participation Agreement (OPA) with Resources for Community Development (RCD), a non-profit affordable housing developer, for the acquisition and rehabilitation of the property at 2428 Central Avenue (Islander Motel) for permanent affordable housing.

Since the March 2, 2011 approval of the OPA and resolution to issue CIC Affordable Housing Fund bonds to finance the project, RCD and the Housing Authority have made substantial progress on the project. On March 14, 2011, RCD received all of its required planning approvals from the Planning Board. On March 15, 2011, the City Council approved a \$1.3 million HOME loan. In early May, RCD was notified that it will receive over \$1 million in funding from the County through both the HOME and Housing Opportunities for People with AIDS (HOPWA) programs. On May 19, 2011, the CIC successfully sold \$9.87 million in Affordable Housing Fund bonds, raising \$8.6 million for the Islander project. On June 23, 2011, the Tax Credit Allocation Committee (TCAC) awarded tax credits for the Islander project that will provide over \$7.6 million in outside funds.

With the receipt of HOME funds and CIC Affordable Housing Funds, the project is subject to Federal Housing and Urban Development (HUD) regulations governing tenant relocation and minimization of displacement of tenants and State of California Relocation Assistance and Real Property Acquisition Guidelines requiring that a public

CC/CIC
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entity prepare a relocation plan for all persons to be displaced as a result of a project carried out by a public entity. The required Residential Antidisplacement and Relocation Assistance Plan (Plan) has been prepared for the project and has been available on the City's website for public review and comment for the past 30 days. A copy of the Plan is on file with the City Clerk's Office. A copy of the Plan was hand-delivered to each Islander Motel tenant on August 16, 2011.

DISCUSSION

Acquisition and rehabilitation of the Islander Motel for use as 61 units of housing affordable to very low- and low-income households, and one manager's unit, is being completed with a variety of funding sources. Several of those funding sources trigger compliance with the Federal Uniform Relocation Act and the California Relocation Assistance Law. RCD has retained the services of Autotemp, an acquisition and relocation consulting firm, to assist with preparing the Plan and all required relocation assistance.

A key provision of the statutes is preparation of a Plan that sets forth the policies and procedures that must be followed when displacing persons in connection with a public project. The Plan must demonstrate that all reasonable steps to minimize displacement will be taken. In addition, the Plan must describe the relocation assistance to be provided to eligible displaced tenants. No displacement activities may take place prior to review and approval of the Plan.

As part of preparing the Plan, Autotemp conducted on-site one-on-one tenant interviews. Based upon available information, there are 29 long-term residents on site. Up to 14 of the households will be permanently displaced and the 15 remaining households will be temporarily displaced to allow for rehabilitation to occur in an orderly and safe manner. Those being permanently displaced are either over-income or the household size exceeds the permitted occupancy standards. Those tenants likely to be temporarily displaced meet the income requirements and household size for the new affordable housing project. Households being temporarily displaced will be moved off-site for the approximately 11-month construction period and then returned to the newly rehabilitated Islander project. The Plan outlines the relocation benefits to be provided to both permanently and temporarily relocated tenants.

It is anticipated that, following approval of the Plan, the required 90-day notice to vacate will be issued on October 3, 2011. The award of tax credit funding requires that construction begin on the project no later than January 3, 2012. Therefore, it is recommended that the CIC and City Council receive any public comment on the Plan and adopt resolutions approving the final Plan.

Honorable Chair and
Members of the Community Improvement Commission

FINANCIAL IMPACT

There is no financial impact from approving the Residential Antidisplacement and Relocation Assistance Plan for the Islander project. All relocation expenses are budgeted as part of the project budget.

ENVIRONMENTAL REVIEW

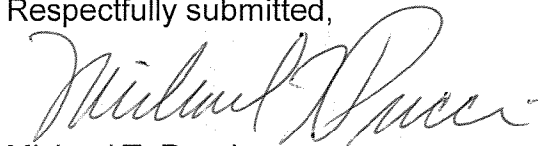
Environmental review for this project has been concluded and the Notice of Exemption was filed with the County Recorder's Office on March 22, 2011.

RECOMMENDATION

Adopt a resolution of the Community Improvement Commission of the City of Alameda adopting a Residential Antidisplacement and Relocation Assistance Plan for the proposed Islander project.

Adopt a resolution of the City Council of the City of Alameda approving a Residential Antidisplacement and Relocation Assistance Plan for the proposed Islander project.

Respectfully submitted,



Michael T. Pucci
Executive Director
Housing Authority

By:




Debbie Potter
Housing Development and Programs Manager

Exhibit:

1. Residential Antidisplacement and Relocation Assistance Plan – on file in the City Clerk's Office

COMMUNITY IMPROVEMENT COMMISSION
OF THE CITY OF ALAMEDA RESOLUTION NO. _____

ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION
ASSISTANCE PLAN FOR THE PROPOSED ISLANDER PROJECT

Approved as to Form

General Counsel

WHEREAS, the Community Improvement Commission of the City of Alameda ("CIC"), the Housing Authority of the City of Alameda, and Resources for Community Development ("RCD") entered into an Owner Participation Agreement dated March 2, 2011, as amended to date, which provides for the acquisition and rehabilitation of the existing Islander Motel for development of very-low and low income affordable housing (the "Project"); and

WHEREAS, the Project will result in the temporary or permanent displacement of certain persons or families from their dwelling units; and

WHEREAS, Section 6038 of the Relocation Assistance and Real Property Acquisition Guidelines (Cal.Code Regs. §6000, et seq.) (the "State Relocation Guidelines"), and the relocation guidelines adopted by the CIC by Resolution No. 83-5 adopted pursuant to the State Relocation Guidelines (the "CIC Relocation Guidelines"), require that a public entity prepare a relocation plan for all persons to be displaced as a result of a project carried out by a public entity; and

WHEREAS, a draft Residential Antidisplacement and Relocation Assistance Plan for the proposed Islander Project (the "Draft Relocation Plan") was prepared and a notice of the availability of the Draft Relocation Plan for review was sent to all occupants within the boundaries of the Project at least 30 days prior to CIC's submission of the Draft Relocation Plan to the City Council of the City of Alameda ("City Council"); and

WHEREAS, all comments received on the Draft Relocation Plan and responses to those comments have been incorporated into the final proposed Residential Antidisplacement and Relocation Assistance Plan for the Islander Project (the "Final Relocation Plan"); and

WHEREAS, in accordance with Section 6038(a) of the State Relocation Guidelines, the CIC has submitted the Final Relocation Plan to the City Council for approval.

NOW, THEREFORE, THE COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The CIC hereby adopts the Residential Antidisplacement and Relocation Plan for the Islander Project (the "Relocation Plan"), attached hereto and incorporated herein by reference.

Section 2. Based on the Relocation Plan, the CIC hereby finds and determines:

a. That fair and reasonable relocation payments will be provided to eligible persons, as required by the State Relocation Guidelines and CIC Relocation Guidelines (collectively hereinafter referred to as the "Relocation Guidelines").

b. That a relocation assistance program offering the services described in the Relocation Guidelines has been established.

c. That eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the Relocation Guidelines.

d. That based upon a recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

e. That adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status or national origin with minimum hardship to those affected.

f. That a relocation plan meeting the requirements of Section 6038 of the State Relocation Guidelines has been prepared.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Community Improvement Commission of the City of Alameda in a Special Community Improvement Commission meeting assembled on the 20th day of September, 2011, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said Commission this 21st day of September, 2011.

Lara Weisiger, Secretary
Community Improvement Commission

Marie Gilmore, Chair
Community Improvement Commission

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION
ASSISTANCE PLAN FOR THE PROPOSED ISLANDER PROJECT

Approved as to Form
City Attorney

WHEREAS, the Community Improvement Commission of the City of Alameda ("CIC"), the Housing Authority of the City of Alameda, and Resources for Community Development ("RCD") entered into an Owner Participation Agreement dated March 2, 2011, as amended to date, which provides for the acquisition and rehabilitation of the existing Islander Motel for development of very-low and low income affordable housing (the "Project"); and

WHEREAS, as part of the financing for the Project, the City Council of the City of Alameda ("City Council") provided a \$1.3 million HOME loan; and

WHEREAS, the Project will result in the temporary or permanent displacement of certain persons or families from their dwelling units; and

WHEREAS, Section 6038 of the Relocation Assistance and Real Property Acquisition Guidelines (Cal.Code Regs. §6000, et seq.) (the "State Relocation Guidelines"), and the relocation guidelines adopted by the CIC by Resolution No. 83-5 adopted pursuant to the State Relocation Guidelines (the "CIC Relocation Guidelines"), require that a public entity prepare a relocation plan for all persons to be displaced as a result of a project carried out by a public entity; and

WHEREAS, a draft Residential Antidisplacement and Relocation Assistance Plan for the proposed Islander Project (the "Draft Relocation Plan") was prepared and a notice of the availability of the Draft Relocation Plan for review was sent to all occupants within the boundaries of the Project at least 30 days prior to CIC's submission of the Draft Relocation Plan to the City Council; and

WHEREAS, all comments received on the Draft Relocation Plan and responses to those comments have been incorporated into the final proposed Residential Antidisplacement and Relocation Assistance Plan for the Islander Project (the "Final Relocation Plan"); and

WHEREAS, in accordance with Section 6038(a) of the State Relocation Guidelines, the CIC has submitted the Final Relocation Plan to the City Council for approval.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ALAMEDA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council hereby approves the Residential Antidisplacement and Relocation Plan for the Islander Project (the "Relocation Plan"), attached hereto and incorporated herein by reference.

Section 2. Based on the Relocation Plan, the City Council hereby finds and determines:

a. That fair and reasonable relocation payments will be provided to eligible persons, as required by the State Relocation Guidelines and CIC Relocation Guidelines (collectively hereinafter referred to as the "Relocation Guidelines").

b. That a relocation assistance program offering the services described in the Relocation Guidelines has been established.

c. That eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the Relocation Guidelines.

d. That based upon a recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

e. That adequate provisions have been made to provide orderly, timely, and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status or national origin with minimum hardship to those affected.

f. That a relocation plan meeting the requirements of Section 6038 of the State Relocation Guidelines has been prepared.

* * * * *

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the 20th day of September, 2011, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this 21st day of September, 2011.

Lara Weisiger, City Clerk
City of Alameda